



## Development Review Committee Meeting

Wednesday, September 17, 2025 at 1:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,  
20 Bridge Street, Bluffton, SC

### AGENDA

All Applications can be viewed on the Town of Bluffton's Permit Finder page  
<https://www.townofbluffton.us/permit/>

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC COMMENT**

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

1. **Midpoint at New Riverside Phase 2A & 3A (Subdivision):** A request by JP Moore of Thomas and Hutton, on behalf of Sam Bellock of Pulte Homes Company for approval of a Subdivision application. The project consists of the subdivision of Parcel 6A to create 70 single-family lots with associated right of way and common areas. The property is zoned New Riverside PUD and consists of approximately 26.0 acres identified by tax map number R610 044 000 0012 0000 and located at the intersections of Midpoint Boulevard and Sea Glass Lane, Midpoint Boulevard and Golden Poppy Lane, and Coral Cove Road within the Midpoint at New Riverside Master Plan. (SUB-08-25-019893) (Staff – Dan Frazier)

**VI. DISCUSSION**

**VII. ADJOURNMENT**

**NEXT MEETING DATE: Wednesday, September 24, 2025**

*“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”*

*In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or [adacoordinator@townofbluffton.com](mailto:adacoordinator@townofbluffton.com) as soon as possible but no later than 48 hours before the scheduled event.*

*Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.*

*\*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

*<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>*

*Public comment is limited to 3 minutes per speaker.*



# PLAN REVIEW COMMENTS FOR SUB-08-25-019893

Section V. Item #1.

Town of Bluffton  
Department of Growth Management  
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910  
Telephone 843-706-4522  
MIDPOINT AT NEW RIVERSIDE

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |               |                                                    |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------------------------------------------|
| Plan Type:        | General                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Apply Date:   | 08/15/2025                                         |
| Plan Status:      | Active                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Plan Address: | 201E Midpoint Blvd Boulevard<br>BLUFFTON, SC 29910 |
| Case Manager:     | Dan Frazier                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Plan PIN #:   | R610 044 000 0012 0000                             |
| Plan Description: | A request by JP Moore of Thomas and Hutton, on behalf of Sam Bellock of Pulte Homes Company for approval of a Subdivision application. The project consists of the subdivision of Parcel 6A to create 70 single-family lots with associated right of way and common areas. The property is zoned New Riverside PUD and consists of approximately 26.0 acres identified by tax map number R610 044 000 0012 0000 and located at the intersections of Midpoint Boulevard and Sea Glass Lane, Midpoint Boulevard and Golden Poppy Lane, and Coral Cove Road within the Midpoint at New Riverside Master Plan.<br>STATUS: This item will be heard at the September 17, 2025 Development Review Committee meeting. |               |                                                    |

## Development Review Committee Sub

Submission #: 1      Received: 08/15/2025      Completed: 09/12/2025

| Reviewing Dept.             | Complete Date | Reviewer        | Status             |
|-----------------------------|---------------|-----------------|--------------------|
| Watershed Management Review | 09/11/2025    | Samantha Crotty | Revisions Required |

### Comments:

- Revise Lagoon 3 Pond Shape to reflect true shape.
- Confirm the locations of drainage easements – they appear inconsistent with location of drainage infrastructure.

|                            |            |             |                          |
|----------------------------|------------|-------------|--------------------------|
| Planning Commission Review | 09/12/2025 | Dan Frazier | Approved with Conditions |
|----------------------------|------------|-------------|--------------------------|

### Comments:

- Confirm that addressing (#73) in the common area between lots 320 and 321 is needed.

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| Beaufort Jasper Water and Sewer Review | 09/11/2025 | Matthew Michaels | Approved |
|----------------------------------------|------------|------------------|----------|

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| Planning Review | 09/12/2025 | Angie Castrillon | Approved |
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|                           |            |              |          |
|---------------------------|------------|--------------|----------|
| Planning Review - Address | 09/11/2025 | Ryan Coleman | Approved |
|---------------------------|------------|--------------|----------|

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| Transportation Department Review | 08/20/2025 | Mark Maxwell | Approved |
|----------------------------------|------------|--------------|----------|

### Comments:

No comments

## Plan Review Case Notes: